

**CITY OF RENTON**

DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
REPORT TO THE HEARING EXAMINER, EXHIBITS

Project Name: Highlands Reservoir & Emergency Generator		Project Number: LUA15-000864, ECF, CU-H, SA-H, MOD	
Date of Hearing March 8, 2016	Staff Contact Clark H. Close Senior Planner	Project Contact/Applicant J.D. Wilson, Public Works, City of Renton	Project Location 3410 NE 12th St Renton, WA 98056

The following exhibits were entered into the record:

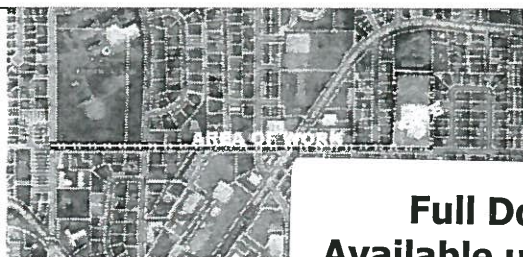
- Exhibits 1-15: As shown in the SEPA Environmental Review Report
- Exhibit 16: Environmental "SEPA" Determination and ERC Mitigation Measures
- Exhibit 17: Site Plan
- Exhibit 18: Topography Map
- Exhibit 19: Tree Cutting Plan, Land Clearing and Demolition Plan
- Exhibit 20: Landscaping Plan
- Exhibit 21: Arborist Report prepared by Greenforest Incorporated, dated November 18, 2015
- Exhibit 22: Artists Renderings
- Exhibit 23: Onsite Utility Plan
- Exhibit 24: Reservoir Floor Plans
- Exhibit 25: Site Cross Sections
- Exhibit 26: Street Modification Request

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	January 25, 2015
Project Name:	Highlands Reservoir & Emergency Generator
Project Number:	LUA15-000864, ECF, CU-H, SA-H, MOD
Project Manager:	Kris Sorensen, Associate Planner
Owner:	City of Renton, 1055 S Grady Way, Renton WA 98057
Applicant/Contact:	J.D. Wilson, Public Works, City of Renton, 1055 S Grady Way, Renton WA 98057
Project Location:	3410 NE 12 th St and NE 12 th St Right-of-Way from Olympia Ave NE to Edmonds Ave NE
Project Summary:	<p>The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Conditional Use Permit Reviews, and a Modification to street improvements for development at the Highlands Reservoir site and associated improvements within the NE 12th St corridor. The 204,555 square foot property at 3410 NE 12th St is located in the Residential 10 (R-10) zone. The project is part of the City's public drinking water utility. The proposed on-site improvements are the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, new access road, and relocation of existing telecommunication equipment. Off-site improvements within the NE 12th St right-of-way include a new connection to the wastewater interceptor at NE 12th and NE Sunset Blvd, replacement of water main pipes that connect to NE 12th Street and Edmonds Ave NE, and street improvements along the reservoir site. Access to the site is through two driveways from NE 12th St. The project is located within the Wellhead Protection Area zone. The project would excavate 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed. New landscaping and screening is proposed. The applicant requests a street modification from the RMC 4-6-060 standards along 3410 NE 12th St. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports. The total project value is estimated at \$13,981,000.</p>

Exist. Bldg. Area SF:	55,191 SF	Proposed New Bldg. Area (footprint):	45,561 SF
		Proposed New Bldg. Area (gross):	45,561 SF
Site Area: 204,555 SF at 3410 NE 12 th St & NE 12 th St Right-of-Way from Olympia Ave NE to Edmonds Ave NE		Total Building Area GSF:	100,752 SF

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



**Full Document
Available upon Request**

EXHIBIT 1

EXHIBIT 2

Highlands Reservoir and Emergency Generator Replacement

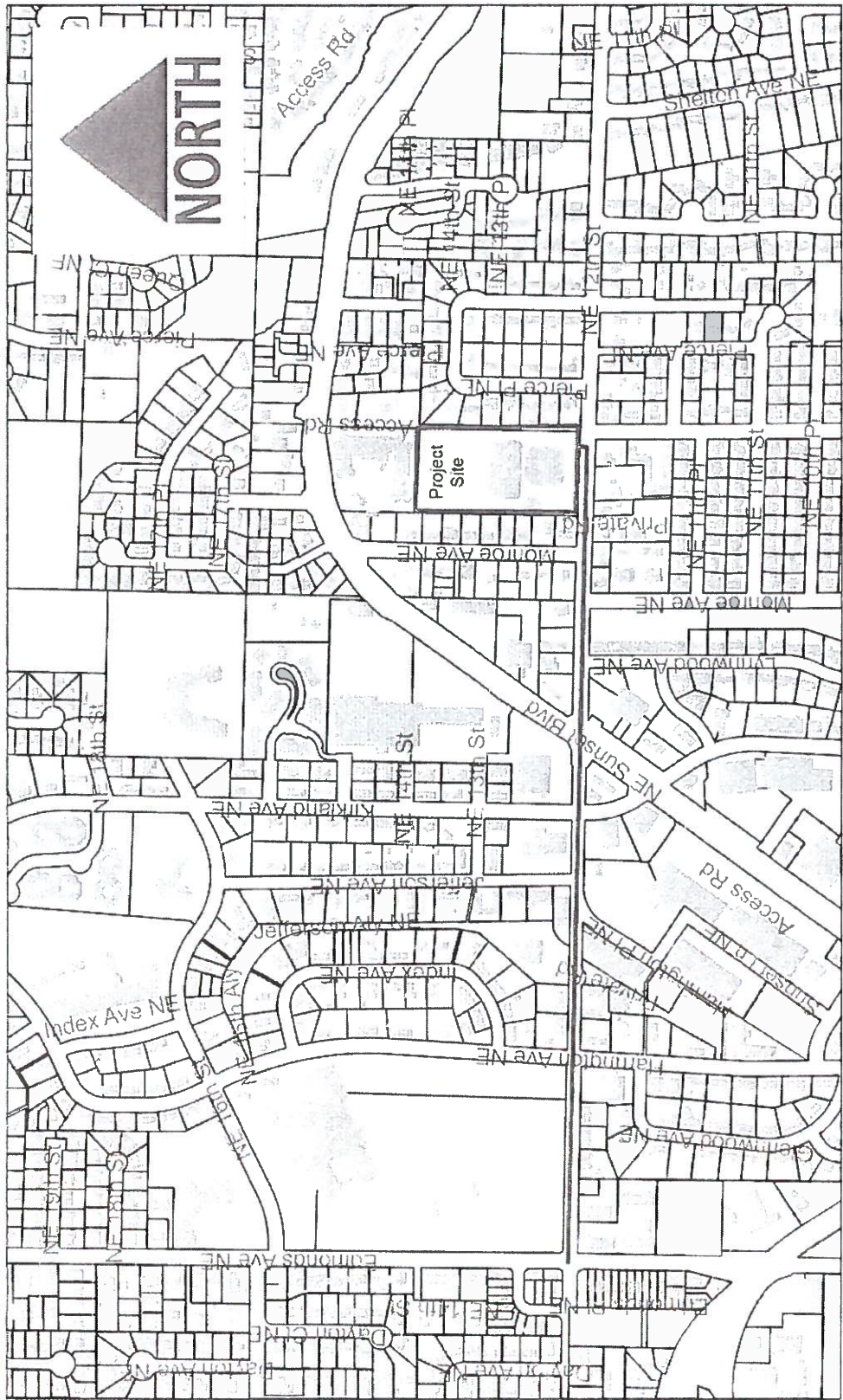
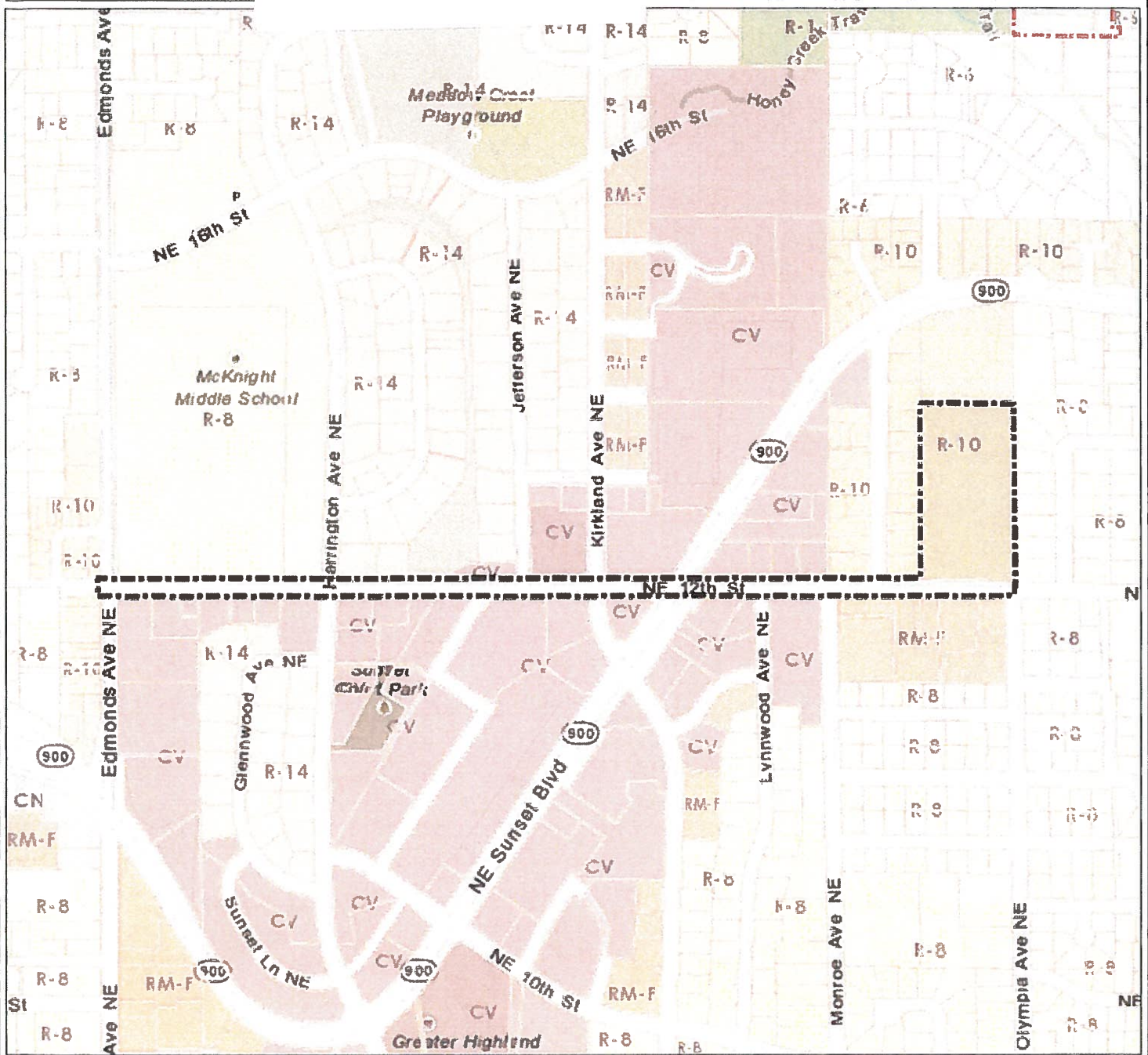


EXHIBIT 3

Zoning



Notes

None



512 0 256 512 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

City and County Boundary

Other

City of Renton

Parcels

Zoning

RC-Resource Conservation

R1-Residential 1 du/ac

R4-Residential 4 du/ac

R6-Residential - 6 DU/AC

R8-Residential 8 du/ac

RMH-Residential Manufactured Homes

CN-Commercial Neighborhood

CV-Center Village

CA-Commercial Arterial

UC-Urban Center

CD-Center Downtown

COR-Commercial Office/Residential

CO-Commercial Office

IL-Industrial - Light

IM-Industrial - Medium

ENV

ENVIRONMENT

CHECKLIST

Full Document
Available upon Request

Planning Division

1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 | www.rentonwa.gov

PURPOSE OF CHECKLIST:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

INSTRUCTIONS FOR LEAD AGENCIES:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

EXHIBIT 5

Kris Sorensen

From: Kriedt, Gary <Gary.Kriedt@kingcounty.gov>
Sent: Tuesday, January 12, 2016 8:48 AM
To: Kris Sorensen
Cc: Korthals, David; PlansReview
Subject: KC Metro Comments on LUA15-00064

Hi Kris - King County Metro Transit reviewed project LUA15-00064, Highland Reservoir & Emergency Generator Replacement, and we have the following comments.

Metro has a bus stop (#45130) in street frontage on the north side of NE 12th Street. The bus stop has a passenger shelter on a concrete footing and is served by Routes 105 and 240.

Since the project proposes a half-street profile consisting of curb, gutter, 8-foot planting strip, and a 5-foot sidewalk, we request the inclusion of an ADA front door landing pad, rear door alighting pads, and a new shelter footing as a part of this project to ensure adequate transit access and safety.

Design coordination should be through David Korthals, South District Facilities Planner. David is at 206-477-5776, fax: 206-684-1860, david.korthals@kingcounty.gov. Please send a copy of the most recent plans, including the proposed channelization work, to David Korthals and also to plansreview@kingcounty.gov. Please coordinate with David Korthals regarding all transit related issues.

Thank you!

Gary Kriedt, Senior Environmental Planner
Metro Transit
201 South Jackson St., MS KSC-TR-0431
Seattle, WA 98104-3356
206.477.5950 or 206.818.8647 (cell)
gary.kriedt@kingcounty.gov

EXHIBIT 6

Kris Sorensen

From: J. D. Wilson
Sent: Tuesday, January 12, 2016 10:34 AM
To: 'david.korthals@kingcounty.gov'
Cc: 'plansreview@kingcounty.gov'; 'gary.kriedt@kingcounty.gov'; Kris Sorensen; Vicki Grover; Abdoul Gafour; Thomas H. Malphrus; Kyle Pettibone - RH2 Engineering (kpettibone@rh2.com); Mark Miller (mmiller@rh2.com)
Subject: FW: KC Metro Comments on LUA15-00064
Attachments: 11 - A - Site Plan 34 x 22.pdf; 11 - B - Site X-Sections 34 x 22.pdf

Hi David,

See Gary Kriedt's email below.

We will begin the design phase of this project after the SEPA review has been completed and we have received approval for the conditional use of the site. We will keep you in the loop on the design of the street improvements including the requested 'ADA front door landing pad, rear door alighting pads, and a new shelter footing as a part of this project to ensure adequate transit access and safety'

Our consultant for the design of the project is RH2 Engineering and their project manager is Kyle Pettibone.

At this point the plans are very preliminary and the details, including channelization have not been designed. Attached are a preliminary site plan and site cross section.

J.D. Wilson, P.E., WDM-IV
Utility / GIS Engineer
Drinking Water Utility
Utility Systems Division
Public Works Department
City of Renton, WA
jwilson@rentonwa.gov
425-430-7295
<http://www.rentonwa.gov/>



EXHIBIT 7

TECHNICAL INFORMATION REPORT

Full Document
Available upon Request

HIGHLANDS 435 PRESSURE ZONE RESERVOIRS

Prepared for:
CITY OF RENTON



10555 Grady Way
5th Floor
Renton, WA 98055

REN 113.104.01.104

Prepared by:
RH2 ENGINEERING, INC.



November 2015

EXHIBIT 8



TECHNICAL

Memorandum

Full Document
Available upon Request

Client: City of Renton

Project: Highlands 435 Pressure Zone Reservoirs and Emergency Generator

Project File: REN 113.104.01.109

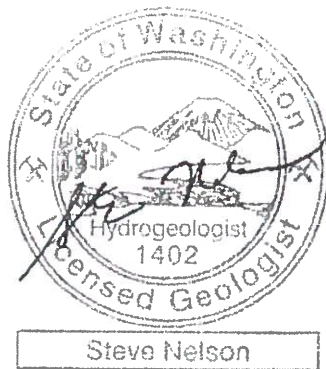
Project Manager: Kyle Pettibone, P.L.

Composed by: Steve Nelson, L.H.G., L.E.G.

Reviewed by: Kyle Pettibone, P.E.

Subject: Review of Existing Geologic, Hydrogeologic, and Geotechnical information

Date: December 19, 2014



12/19/14



EXPIRES: 12/31/2014

12/19/14

Background

The City of Renton (City) intends to construct a new reservoir on the site of its existing Highlands Reservoirs on the uplands east of central Renton. The existing reservoirs were constructed in 1941 and 1960, respectively. Preliminary designs indicate that the new reservoir would store 6.3 million gallons and with dimensions of approximately 170 feet by 250 feet and 25 feet high. A 2009 geotechnical report was completed by ZZA-Terracon to assess the site conditions and recommend foundation design and construction approaches for a new reservoir founded on the native subgrade material. This memorandum reviews the findings and recommendations of the geotechnical report and provides a summary of infiltration potential for possible on-site stormwater management.

City Conditional Use permitting requires sufficient geotechnical assessment of the site to support the design and construction of the project and to evaluate the potential effect of construction and operation on geologic hazards. This memorandum includes RH2 Engineering, Inc.'s (RH2) review of the existing geotechnical report (ZZA-Terracon, 2009), and a review of available geologic mapping and boring logs.



81085801
January 19, 2009

HDR Engineering, Inc.
500 108th Avenue NE
Bellevue, Washington 98004

Attention: Mr. Greg Pierson

Subject: Geotechnical Report
City of Renton – Water Distribution System Storage Planning Study
Renton, Washington

Dear Mr. Pierson,

This report presents the results of our geotechnical investigation for the City of Renton Water Distribution System Storage Study. Our scope of services included review of existing information, site reconnaissance, subsurface exploration, laboratory testing, geotechnical engineering analyses, evaluating potential geotechnical constraints for the project, and preparation of this report. These services were completed in accordance with the Subconsultant Agreement dated October 3, 2008.

We understand that the City of Renton is planning to increase the storage capacity of its water system over the next 4 to 7 years. The City has identified the Highlands Site and Mount Olivet Site as two existing reservoir locations that can accommodate storage expansion for major service areas.

We understand that the scope of the current study is limited to a planning level effort. The geotechnical conclusions and recommendations presented in this report are therefore preliminary in nature.

PROJECT DESCRIPTION

The location of the Highlands Site and existing site features are shown on Figure 1, Site and Exploration Plan. The site is currently occupied by 1.5 and 2.0 MG below ground reservoirs, a 750,000 G elevated water tank, and a pump station. As currently planned, expansion of the Highlands Site would include the following.

- Phase 1 construction of a 210 by 265 foot, 8.0 MG below ground reservoir in the undeveloped northern portion of the site. This reservoir would have an overflow elevation of 445.5 feet and a finished floor elevation of 425 feet. The latter elevation would place the finished floor 1 foot above to 7 feet below the existing ground surface.
- New pump station located in the southern portion of the site to the west of the existing facility.

EXHIBIT 9

Construction Mitigation Description Highlands Reservoir and Emergency Generator Replacement City of Renton Drinking Water Utility

Proposed Construction Dates and Times

Part 1, Replace Emergency Generator

Anticipated construction dates: Start 1 May 2016 and end 31 December 2016
Working hours: see below

Part 2, Construct replacement reservoir, on-site and offsite utilities and street frontage improvements

Anticipated construction dates: Start 1 May 2017 and end 31 December 2018
Working hours: see below

Working hours:

Typically the working hours will be between 7:00 a.m. and 6:00 p.m., Monday through Friday. Exceptions to this may occur in order to minimize disruptions to local traffic. In those cases the scheduling will be handled as per the City of Renton standard specifications which are as follows:

Except in the case of emergency or unless otherwise approved by the Contracting Agency, the normal straight time working hours for the Contract shall be any consecutive 8-hour period between 7:00 a.m. and 6:00 p.m. of a working day with a maximum 1-hour lunch break and a 5-day Work week. The normal straight time 8-hour working period for the Contract shall be established at the preconstruction conference or prior to the Contractor commencing the Work.

If a Contractor desires to perform Work on holidays, Saturdays, Sundays, or before 7:00 a.m. or after 6:00 p.m. on any day, the Contractor shall apply in writing to the Engineer for permission to Work such times. Permission to Work longer than an 8-hour period between 7:00 a.m. and 6:00 p.m. is not required. Such requests shall be submitted to the Engineer no later than noon on the working day prior to the day for which the Contractor is requesting permission to Work.

Permission to Work between the hours of 10:00 p.m. and 7:00 a.m. during weekdays and between the hours of 10:00 p.m. and 7:00 a.m. on weekends or holidays may also be subject to noise control requirements. Approval to continue Work during these hours may be revoked at any time the Contractor exceeds the Contracting Agency's noise control regulations or complaints are received from the public or adjoining property owners regarding the noise from the Contractor's operations. The Contractor shall have no claim for damages or delays should such permission be revoked for these reasons.

Permission to Work Saturdays, Sundays, holidays or other than the agreed upon normal straight time working hours Monday through Friday may be given subject to certain other conditions set forth by the Contracting Agency or the Engineer. These conditions may include but are not limited to: requiring the

Engineer or such assistants as the Engineer may deem necessary to be present during the Work; requiring the Contractor to reimburse the Contracting Agency for the cost of engineering salaries paid Contracting Agency employees who worked during such times; considering the Work performed on Saturdays, Sundays, and holidays as working days with regards to the Contract Time; and considering multiple Work shifts as multiple working days with respect to Contract Time even though the multiple shifts occur in a single 24-hour period. Assistants may include, but are not limited to, survey crews; personnel from the material testing labs; inspectors; and other Contracting Agency employees when in the opinion of the Engineer such Work necessitates their presence.

Construction Mitigation Measures & Best Practices:

All activities will begin with the implementation and installation of Best Management Practices (BMP). These practices include:

Proposed Hauling/ Transportation routes Contractors will apply for their own hauling permits related to this project and will follow a city approved route. It is anticipated that the haul route will be from the reservoir site west along NE 12th to NE Sunset Blvd and then south and west to I-405.

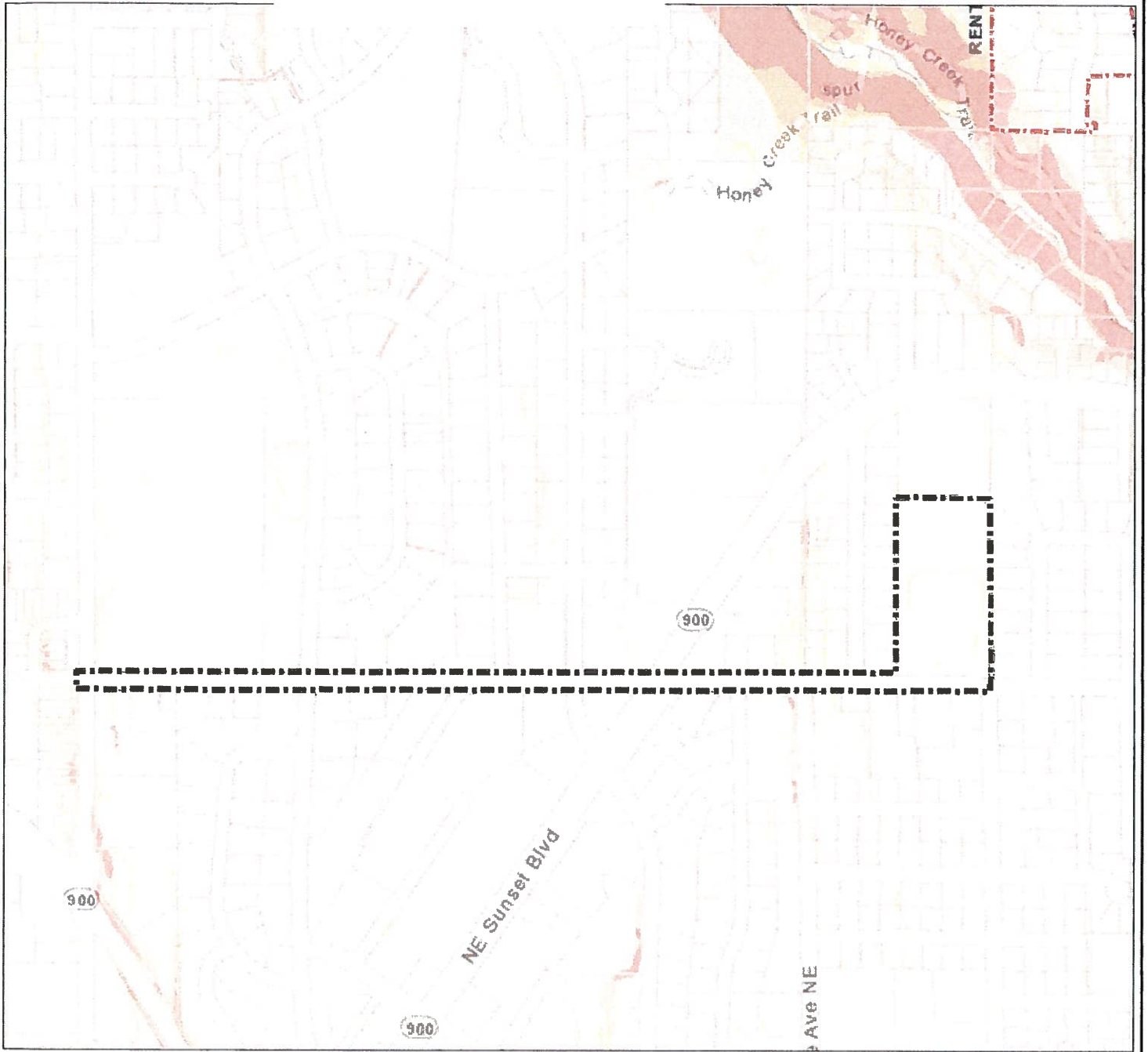
Storm Water Construction will start with the implementation and installation of Best Management Practices (BMP) for Temporary Erosion and Sedimentation Control (TESC). All storm water drain inlets in and around the proposed construction operations and staging areas will be surrounded by oil absorbent padding to mitigate the potential of any hydraulic/fuel leakages emanating from construction machinery entering the watershed.

Dust Control Through the entire construction period the Contractor shall take all necessary steps to dust control all working area and unpaved roads. The use of calcium chloride or other chemicals will not be permitted for dust control. The Contractor will accomplish dust control by watering and sprinkling to satisfactorily settle the dust. Contractor shall comply with any requirements imposed by law to prevent fugitive dust emissions. All demolished materials and debris will be stockpiled on site to prevent dust and sedimentation from migrating onto roadways. Contractor vehicles that are transporting materials to and from the site will be required to have tires washed prior to leaving the site. This will prevent dust and sedimentation from entering nearby roadways.

Special Hours of Operation None proposed at this time.

Preliminary Traffic Control Plan None proposed at this time. Part 1 will not need a traffic control plan. Part 2 will need (a) traffic control plan (s) for the work in the right-of-way. The contractor (s) will be responsible for submitting, getting approval of and implementing traffic control plans.

Slopes



None

None



512 0 256 512 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

City and County Boundary



Other



City of Renton

Parcels

Slope City of Renton

>15% & <=25%



>25% & <=40% (Sensitive)



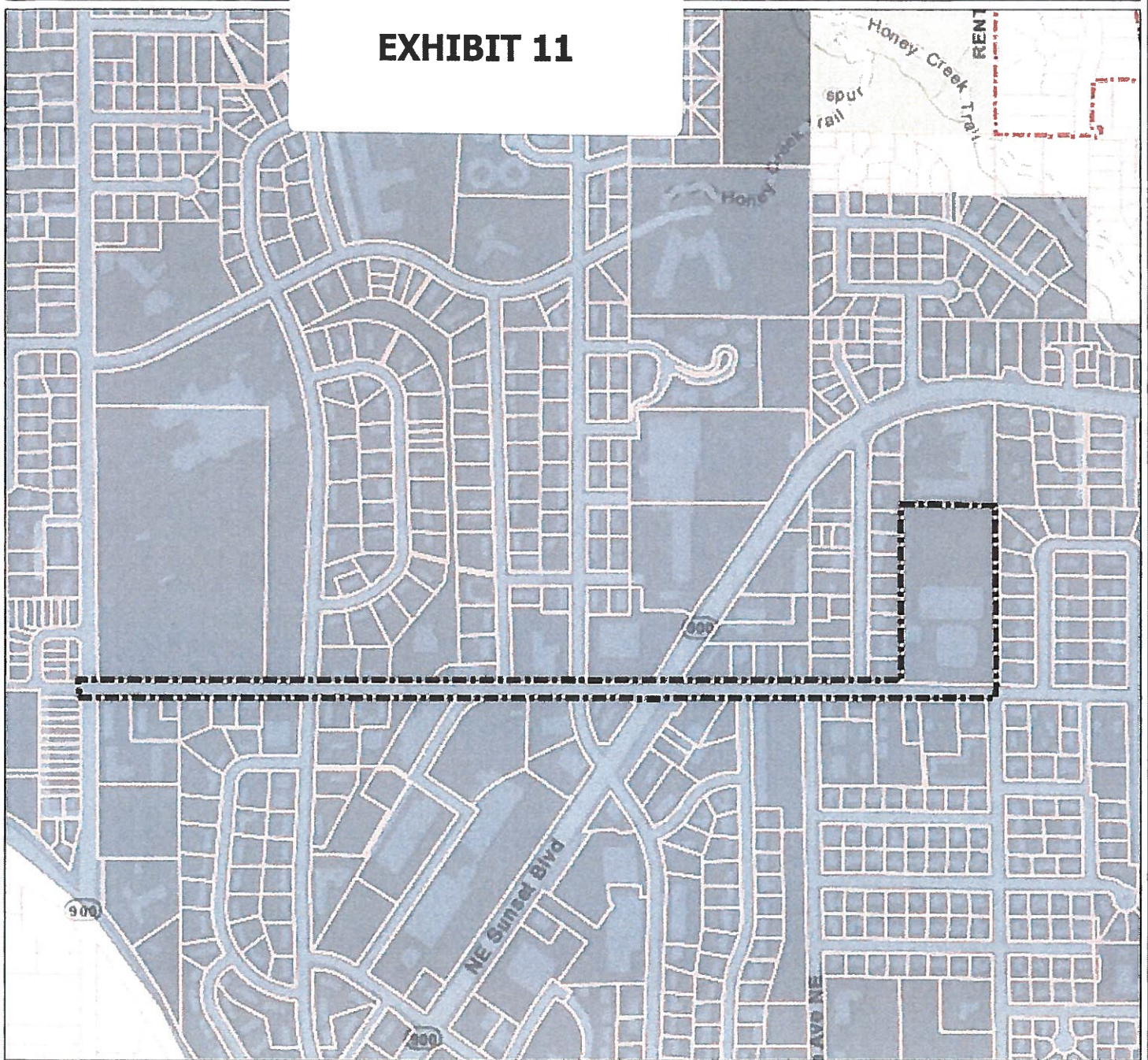
>40% & <=90% (Protected)



>90% (Protected)

City of Renton Wellhead Protection Zone 2

EXHIBIT 11



Notes

None



512 0 256 512 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

City and County Boundary

Other

City of Renton

Parcels

Wellhead Protection Area Zones

Zone 1

Zone 1 Modified

Zone 2

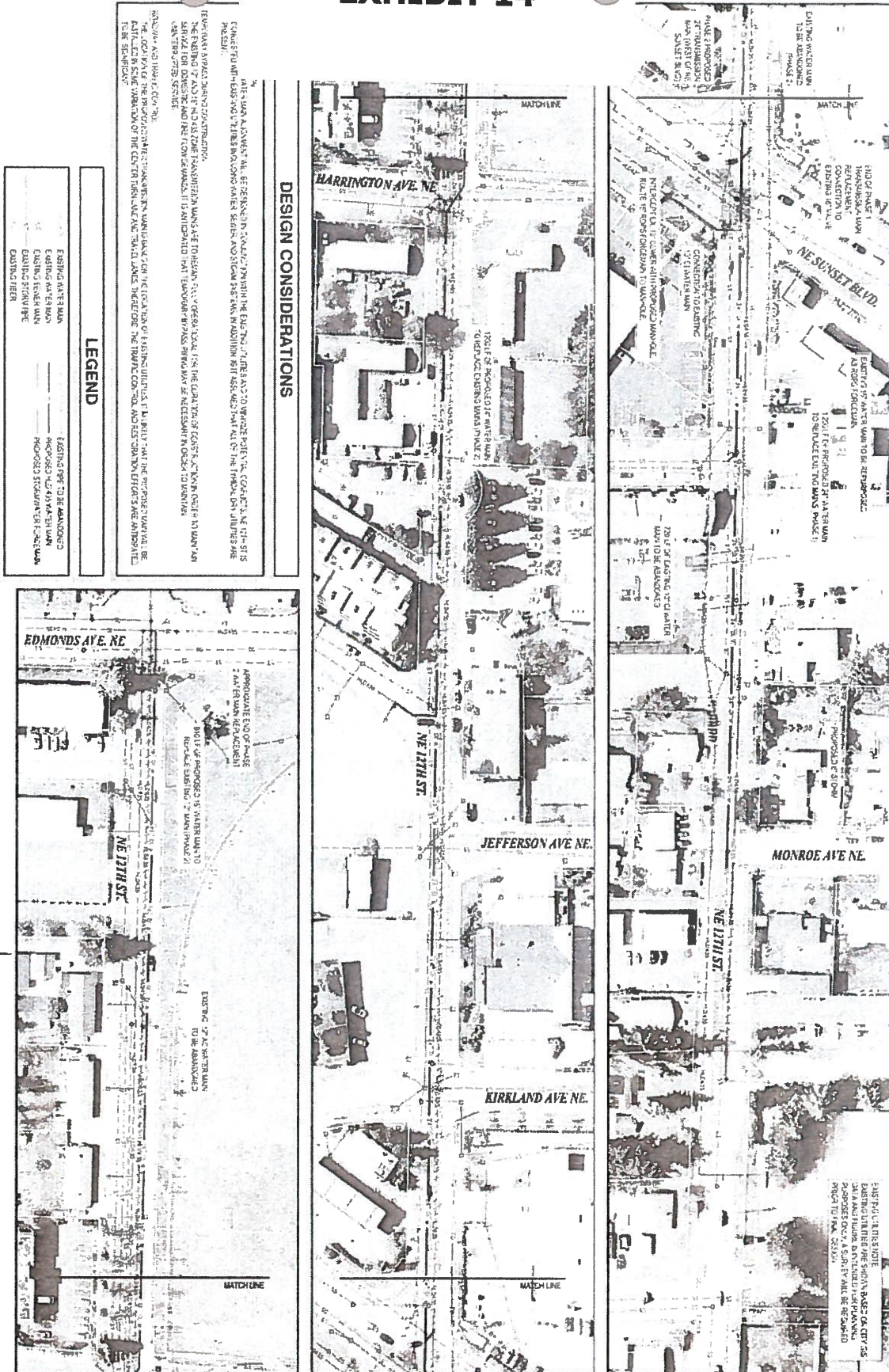
1

[illegible]

ADDITIONAL CONTROLS OBTAINED VIA SURVEY WOULD WITHIN THE PROPOSED SITE AND ADJACENT AREAS IN 121ST, AVE. SHOWING AND 1 STREET. IN ADDITION, ALL OTHER CONTROLS IN 121ST, AVE. FROM CITY (EAST) AND ARE SLOWLY IN PROGRESS.

[illegible]

EXHIBIT 14



Application Date: December 14, 2015
Name: Highlands Reservoir and Emergency Generator
Replacement

Site Address: 3410 NE 12th St
Renton, WA 98056-3428

PLAN - Planning Review - Land Use

Version 1 | January 21, 2016

Engineering Review Comments

Contact: Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

Recommendations: M E M O R A N D U M

DATE: January 21, 2016

TO: Kris Sorenson, Planner

FROM: Vicki Grover, Plan Review

SUBJECT: Utility & Transportation Comments for COR Highlands 435 Zone Reservoir
3410 – NE 12th Street
LUA 15 000864

I have completed a review for the above referenced proposal located at parcel 0423059186.
WATER

1. The proposed development is within City of Renton Water District.

SANITARY SEWER

1. Sewer service is provided by the City of Renton. The future phase will require a cut and cap of the existing side sewer connection for the chlorination building and vault.

SURFACE WATER

2. A drainage report complying with the 2009 King County Surface Water Design Manual and City of Renton Amendments to the KCSWDM, was submitted from RH2 Engineering, Inc. dated November 2015. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Site Conditions (north and east sides of the site; Honey Creek Basin) and the Peak Rate Flow Control Standard, existing site conditions (south and west sides of the site; Johns Creek Basin). A Full Drainage Review was included in the report and is for construction of the Phase 1 reservoir and planning for the stormwater system expansion in Phase 2. A flow control BMP is required; the TIR proposes permeable subgrade with traditional asphalt over the top and call it "Permeable Asphalt". The geotech report says the soil is not suitable for infiltration so a different BMP needs to be proposed. The project will need to submit an adjustment for approval of the pump system. The final drainage plan and drainage report must be submitted with the utility construction permit application.
3. A geotechnical report from 2009 authored by ZZA Terracon was submitted with a December 2014 Technical Memorandum to the 2009 geotech report. RH2 reviewed ZZA Terracon's findings and recommendations as well as provided a summary regarding infiltration potential for on site stormwater management. RH2 classified the soil conditions on site to have a low infiltration capacity and therefore is not suitable for on site infiltration of stormwater. The earthwork portion of the project is recommended to be accomplished during extended dry periods of weather; if earthwork is done during the wet season extra precautionary measures will need to be taken to protect subgrade materials.

All geotechnical recommendations shall be incorporated into the design plans.

4. A study shall be required and included in the TIR to verify downstream capacity for the overflow from the reservoirs and prove the flows will have no environmental impacts.
5. Surface water system development fee (SDC) will be applicable. The current rate of SDC fee \$0.594 per square foot of new impervious surface area, but not less than \$1,350.00.
6. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

TRANSPORTATION/STREET

1. Transportation impact fees will apply to this project. The actual rate will be assessed at a later date. This fee will be based on the

PLAN - Planning Review - Land Use

Version 1 | January 21, 2016

Engineering Review Comments

Contact: Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

amount of building area and its use per the ITE Manual. Payment of the transportation impact fee is due at the time of issuance of the building permit.

2. Road Classification – Minor Arterial/North 12th Street
 - Existing right of way width – approximately 60 ft. on North 12th Street with 2 travel lanes.
 - Required ROW width Based on RMC 4 6 060, North 12th St. requires 91 ft.
 - ROW dedication needed – Approximately 15.50 feet on the north side of North 12th Street.
 - 11 ft. travel lanes, a 5 ft. bike lane, 0.5 ft. curb and gutter, 8 ft. sidewalk and 8 ft. planter strips will be required.

The applicant has submitted a modification for Right Of Way Dedication and street frontage improvements, which is currently under review and staff is recommended approval.

3. Metro Bus requirements for the existing bus stop located in front of the site will require: Metro Bus Stop #45130 Metro requests the inclusion of an ADA front door landing pad, read door lighting pads and a new shelter footing to ensure adequate transit access and safety.

4. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

General Comments

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.

2. When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Code Related Comments:

1. Separate plans and permits for the relocation/replacement of the emergency electrical generator if it has an associated fuel storage tank.

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Street trees – overhead electric wires exist, therefore use only small maturing street trees space at 30 ft on center (plan shows 20 feet on center spacing). No tree closer than 30 feet from streetlight pole. Use only Amelanchier laevis "Spring Flurry" – Serviceberry – 2 inch caliper

2. Planting strip along street – shall be maintained by the Water Utility except street trees maintained by City.

3. Amelanchier laevis "Spring Flurry" – Serviceberry

Minimum caliper shall be 2 inches

Single trunk with a well developed central leader

Specimen grade only

Do not use birch as suggested on plan

Planning Review Comments

Contact: Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

Recommendations: Planning:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.



PLAN - Planning Review - Land Use

Version 1 | January 21, 2016

Planning Review Comments	Contact: Kris Sorensen 425-430-6593 ksorensen@rentonwa.gov
<p>4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.</p> <p>5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.</p> <p>6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.</p> <p>7. The applicant shall provide a fill source statement for fill used for project development at the reservoir site and within the NE 12th St right of way within the Wellhead Protection Area. The fill source statement shall be submitted with the construction permit application.</p>	

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA15-000864, ECF, CU-H, SA-H, MOD
APPLICANT: City of Renton, Public Works
PROJECT NAME: Highlands Reservoir & Emergency Generator

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Conditional Use Permit Reviews, and a Modification to street improvements for development at the Highlands Reservoir site and associated improvements within the NE 12th St corridor. The 204,555 square foot property at 3410 NE 12th St is located in the Residential 10 (R-10) zone. The project is part of the City's public drinking water utility. The proposed on-site improvements are the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, new access road, and relocation of existing telecommunication equipment. Off-site improvements within the NE 12th St right-of-way include a new connection to the wastewater interceptor at NE 12th and NE Sunset Blvd, replacement of water main pipes that connect to NE 12th Street and Edmonds Ave NE, and street improvements along the reservoir site. Access to the site is through two driveways from NE 12th St. The project is located within the Wellhead Protection Area zone. The project would excavate 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed. New landscaping and screening is proposed. The applicant requests a street modification from the RMC 4-6-060 standards along 3410 NE 12th St. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports. The total project value is estimated at \$13,981,000.

PROJECT LOCATION: 3410 NE 12th St and NE 12th St Right-of-Way from Olympia Ave NE to Edmonds Ave NE
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 12, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



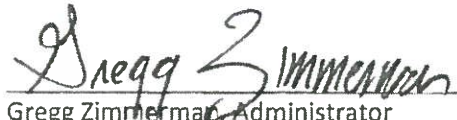
PUBLICATION DATE:

January 29, 2016

DATE OF DECISION:

JANUARY 25, 2016

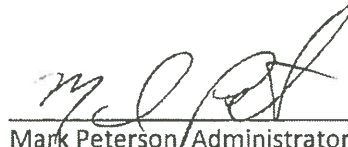
SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

1/25/16

Date



Mark Peterson, Administrator
Fire & Emergency Services

1/25/16

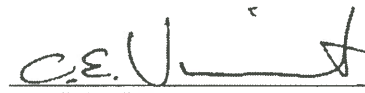
Date



Terry Higashiyama, Administrator
Community Services Department

1/25/16

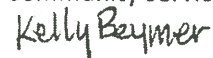
Date



C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

1/25/16

Date



**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA15-000864, ECF, CU-H, SA-H, MOD

APPLICANT: J.D. Wilson, Public Works, City of Renton, 1055 S Grady Way, Renton WA 98057

PROJECT NAME: LUA15-000864, ECF, CU-H, SA-H, MOD

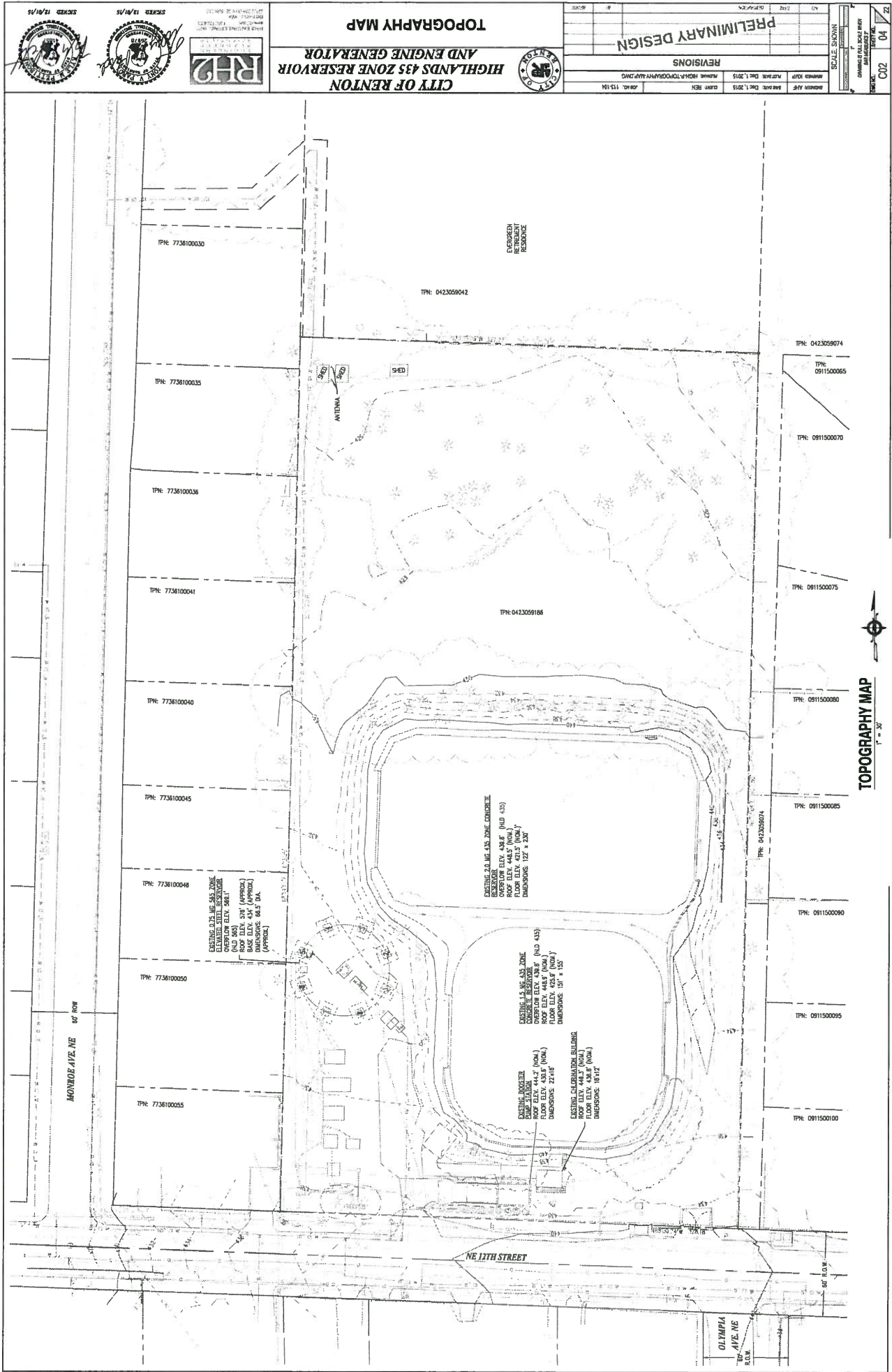
PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Conditional Use Permit Reviews, and a Modification to street improvements for development at the Highlands Reservoir site and associated improvements within the NE 12th St corridor. The 204,555 square foot property at 3410 NE 12th St is located in the Residential 10 (R-10) zone. The project is part of the City's public drinking water utility. The proposed on-site improvements are the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, new access road, and relocation of existing telecommunication equipment. Off-site improvements within the NE 12th St right-of-way include a new connection to the wastewater interceptor at NE 12th and NE Sunset Blvd, replacement of water main pipes that connect to NE 12th Street and Edmonds Ave NE, and street improvements along the reservoir site. Access to the site is through two driveways from NE 12th St. The project is located within the Wellhead Protection Area zone. The project would excavate 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed. New landscaping and screening is proposed. The applicant requests a street modification from the RMC 4-6-060 standards along 3410 NE 12th St. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports. The total project value is estimated at \$13,981,000.

PROJECT LOCATION: 3410 NE 12th St and NE 12th St Right-of-Way from Olympia Ave NE to Edmonds Ave NE

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. The applicant shall comply with the recommendations included in Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 and Geotechnical Report, prepared by ZZA-Terracon, dated January 19, 2009 (Exhibit 8).



TOPOGRAPHY MAP
1" = 30'

EXHIBIT 18

		CITY OF RENTON HIGHLANDS 435 ZONE RESERVOIR AND ENGINE GENERATOR TOPOGRAPHY MAP			
PRELIMINARY DESIGN REVISIONS NO. 1 DATE 1/1/2015 DRAWN BY CHECKED BY APPROVED BY		SCALE SHOWN 1" = 30' DRAWN BY CHECKED BY APPROVED BY		SHEET NO. 04 TOTAL SHEETS 04	



Greenforest Incorporated



Consulting Arborist

November 18, 2015

Alicia Pettibone
RH2 Engineering, Inc.
22722 29th Drive SE, Suite 210
Bothell, WA 98021

RE: Tree Assessment and Arborist Report, Renton Highlands Reservoir

Dear Ms. Pettibone:

You contacted me and contracted my services as a consulting arborist. Proposed construction will add an additional water reservoir at the above referenced site. Several trees will be impacted and are proposed for removal. My assignment is to inspect and assess the significant impacted trees, and prepare a report to support a tree retention plan. You provided me a Tree Cutting, Land Clearing and Demolition Plan showing the locations of 99 impacted trees. I visited the site today and inspected these trees, which are the subject of this report.

The site is relatively flat, and the majority of trees are located at the north end of the parcel, within two distinct groves, separated by lawn. The subject trees include 3 Pacific madrone, 2 western red-cedar and 94 Douglas-firs, ranging in diameter from 8 to 36 (DBH) inches. Nearly every tree is in good condition.

TREE INSPECTION

I visually inspected each tree from the ground and rated both tree health and structure. A tree's structure is distinct from its health. This inspection identifies what is visible with both. Structure is the way the tree is put together or constructed, and identifying obvious defects can be helpful in determining if a tree is predisposed to failure. Health addresses disease and insect infestation.

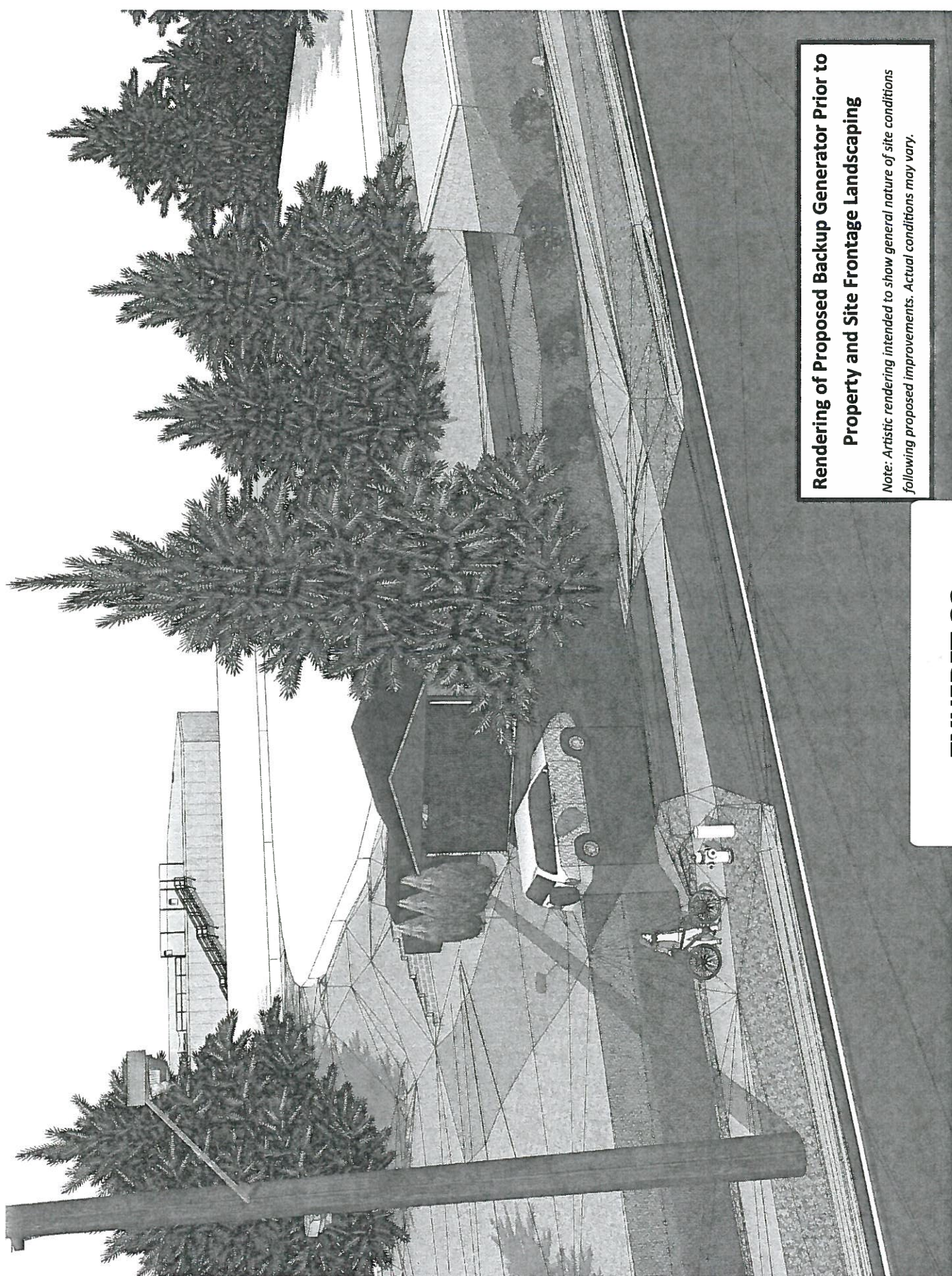
No invasive procedures were performed on any trees. The results of this inspection are based on what is visible at the time of the inspection.

4547 South Lucile Street, Seattle, WA 98118

Tel. 206-723-0656

EXHIBIT 21

**Full Document
Available upon Request**



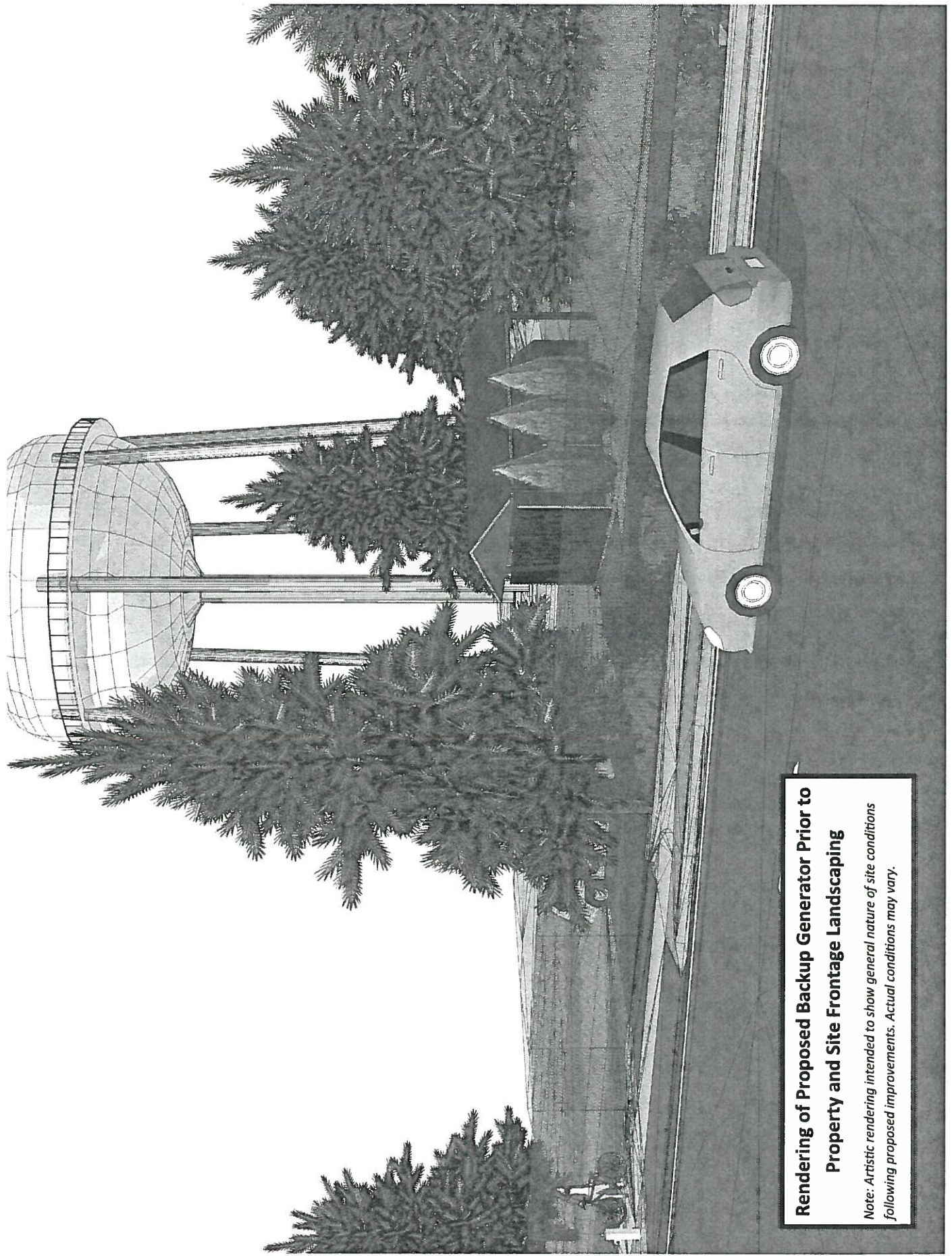
**Rendering of Proposed Backup Generator Prior to
Property and Site Frontage Landscaping**

*Note: Artistic rendering intended to show general nature of site conditions
following proposed improvements. Actual conditions may vary.*



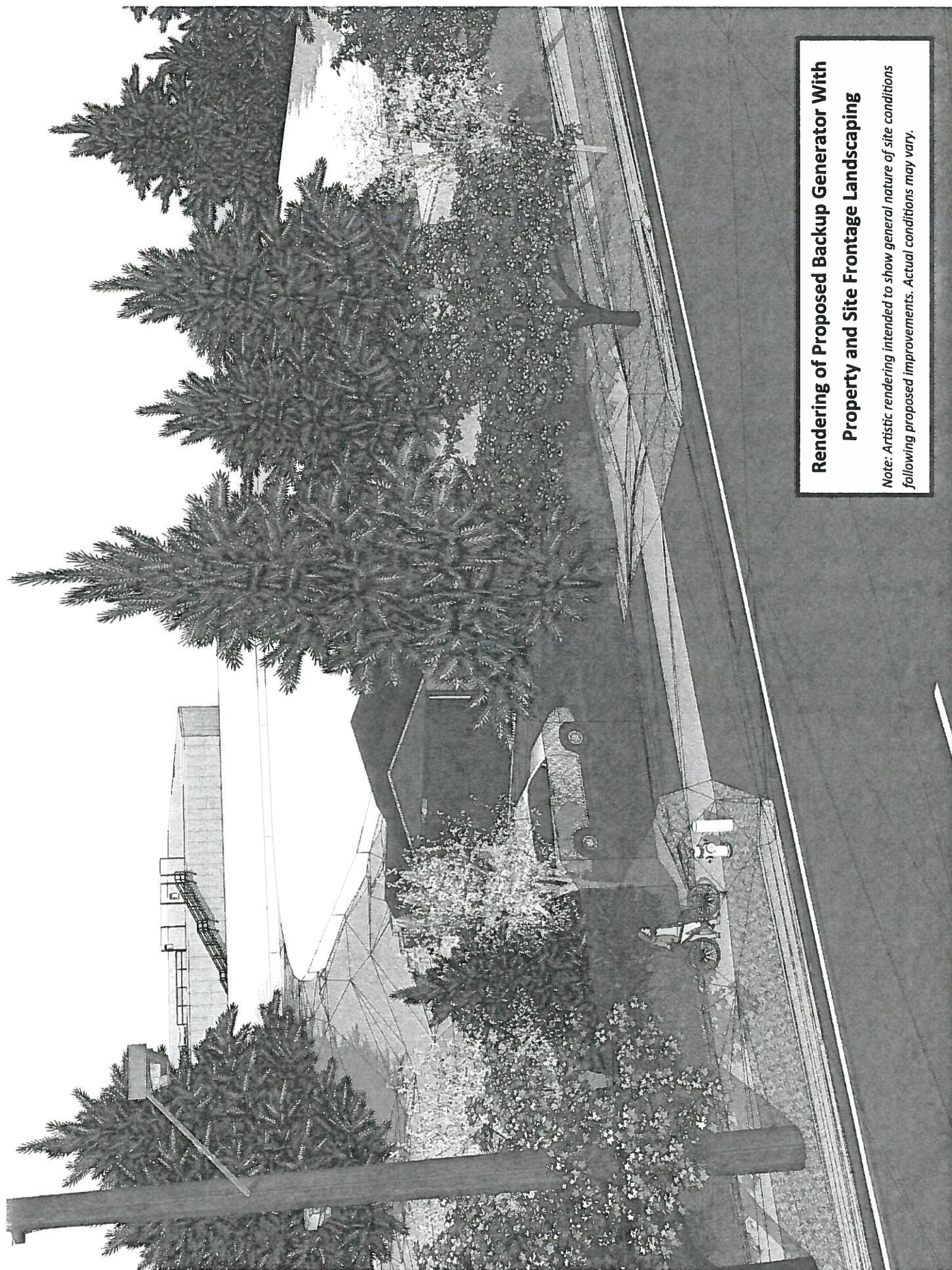
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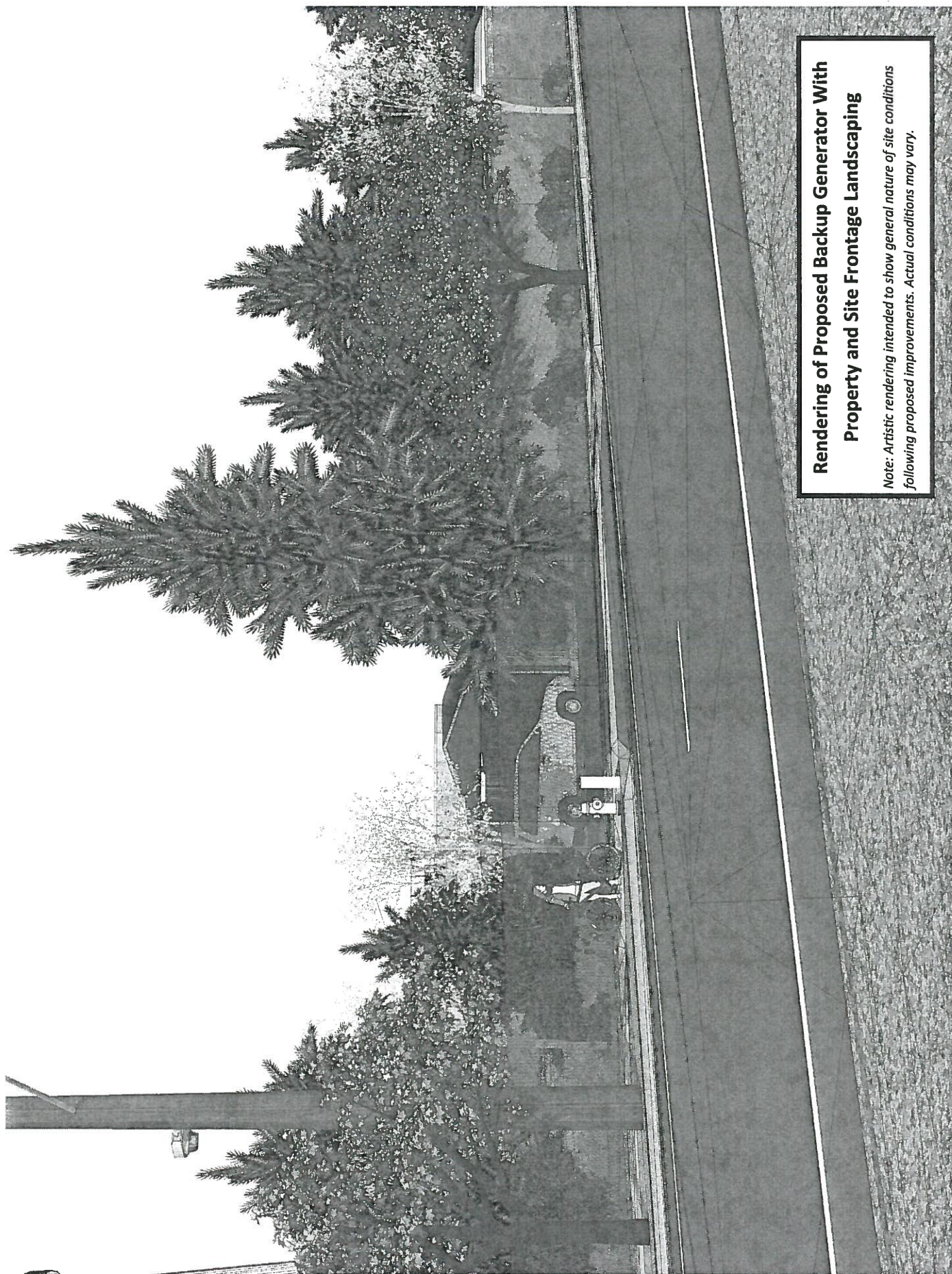
**Rendering of Proposed Backup Generator Prior to
Property and Site Frontage Landscaping**

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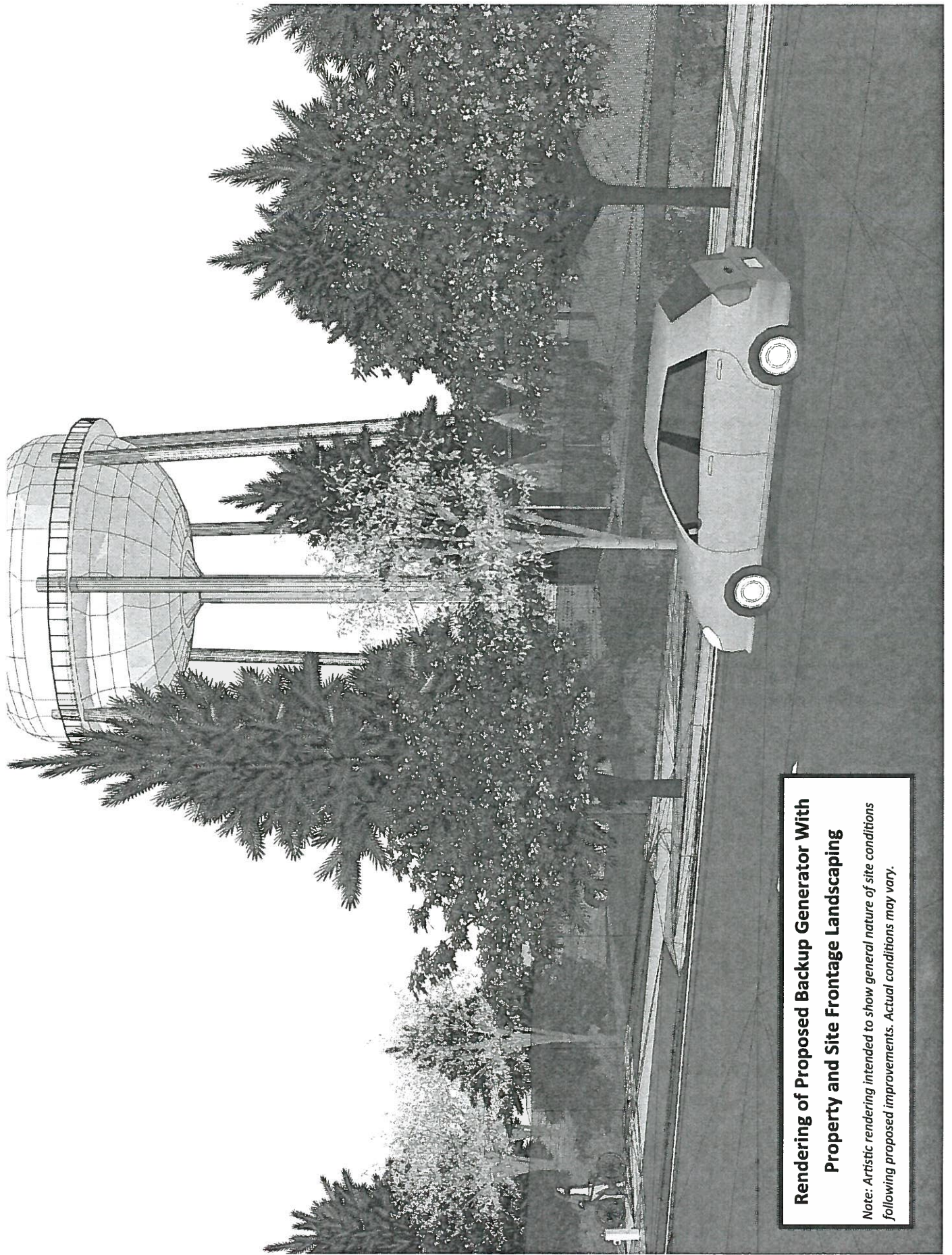
**Rendering of Proposed Backup Generator With
Property and Site Frontage Landscaping**

*Note: Artistic rendering intended to show general nature of site conditions
following proposed improvements. Actual conditions may vary.*



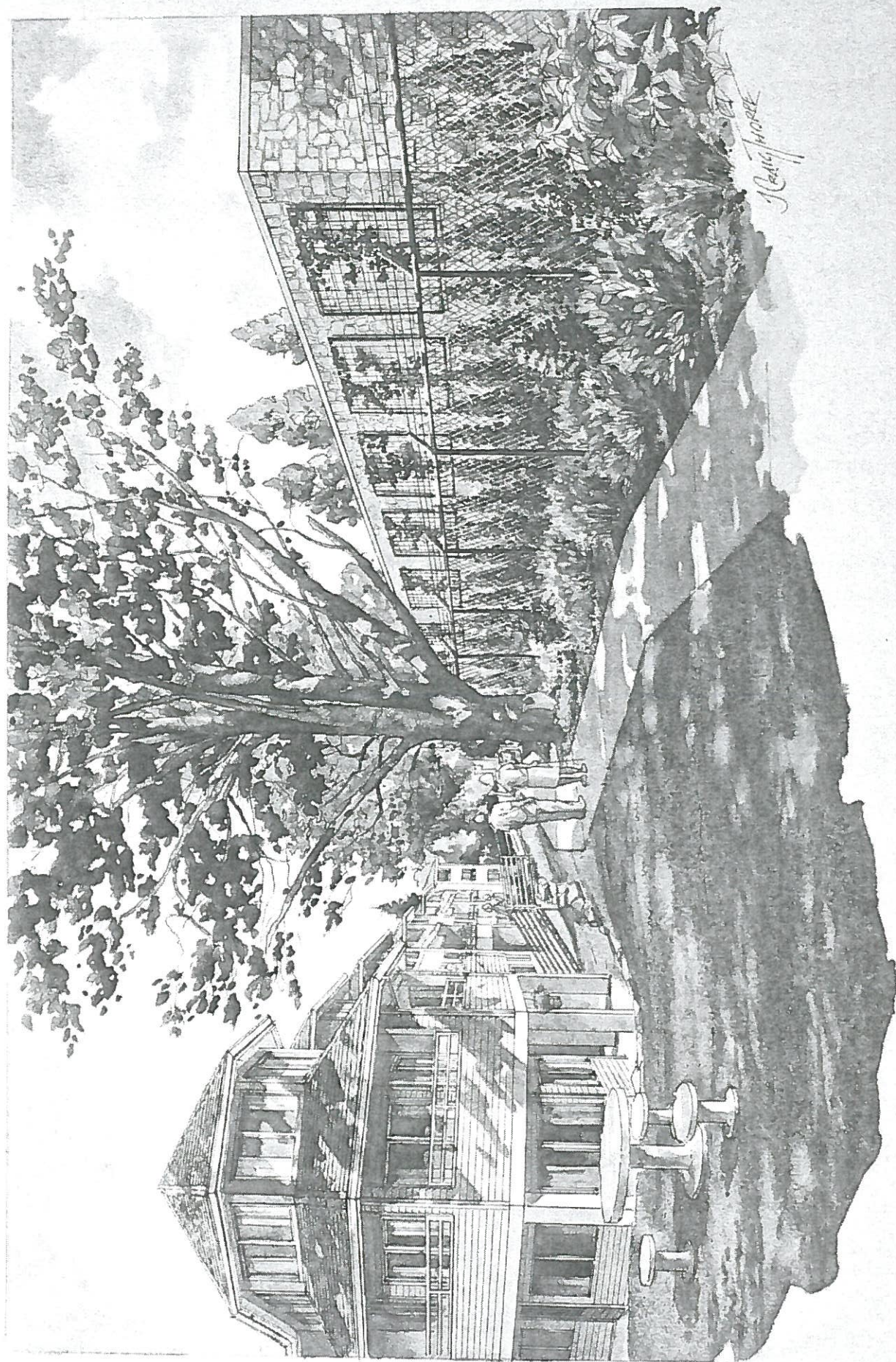
**Rendering of Proposed Backup Generator With
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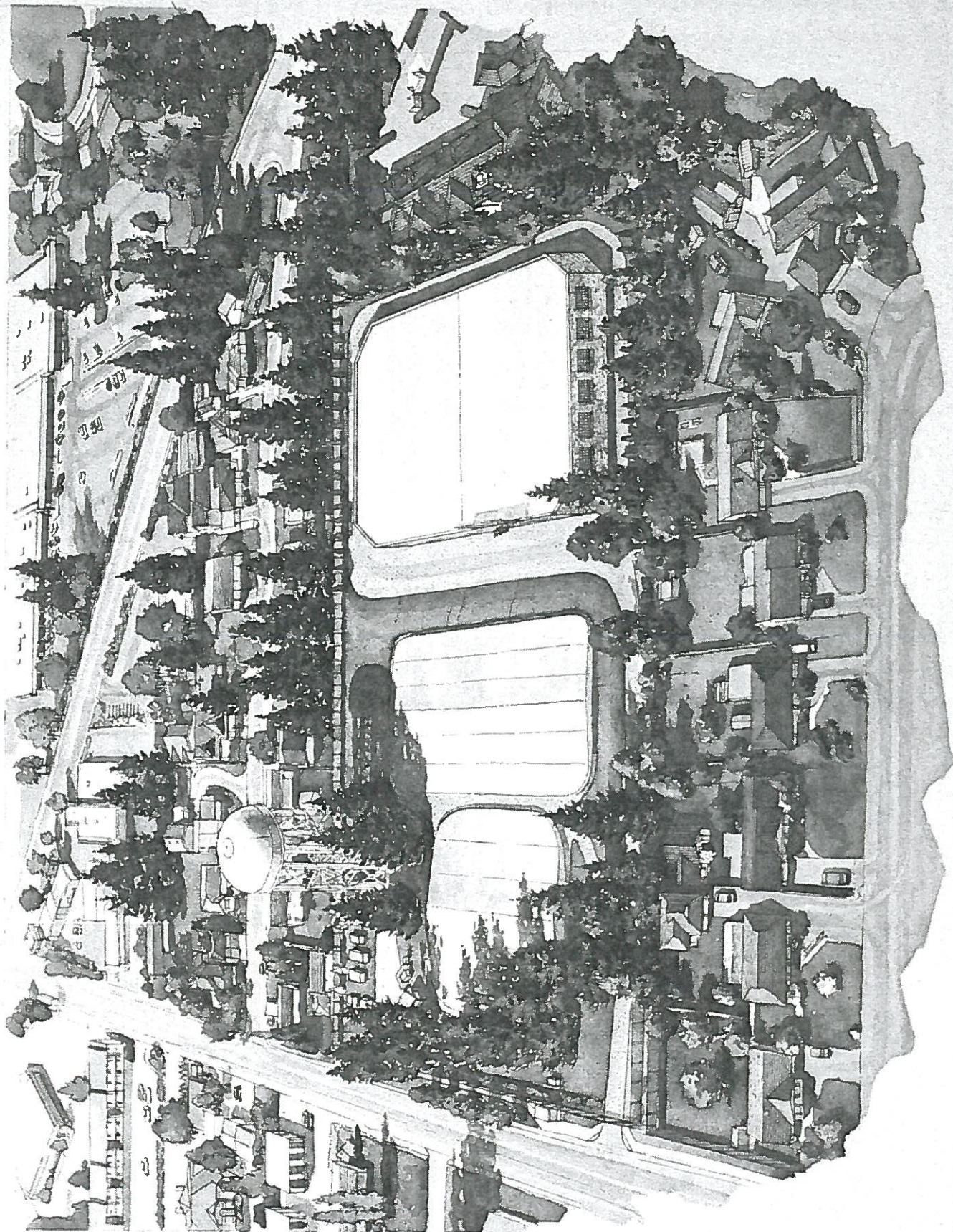


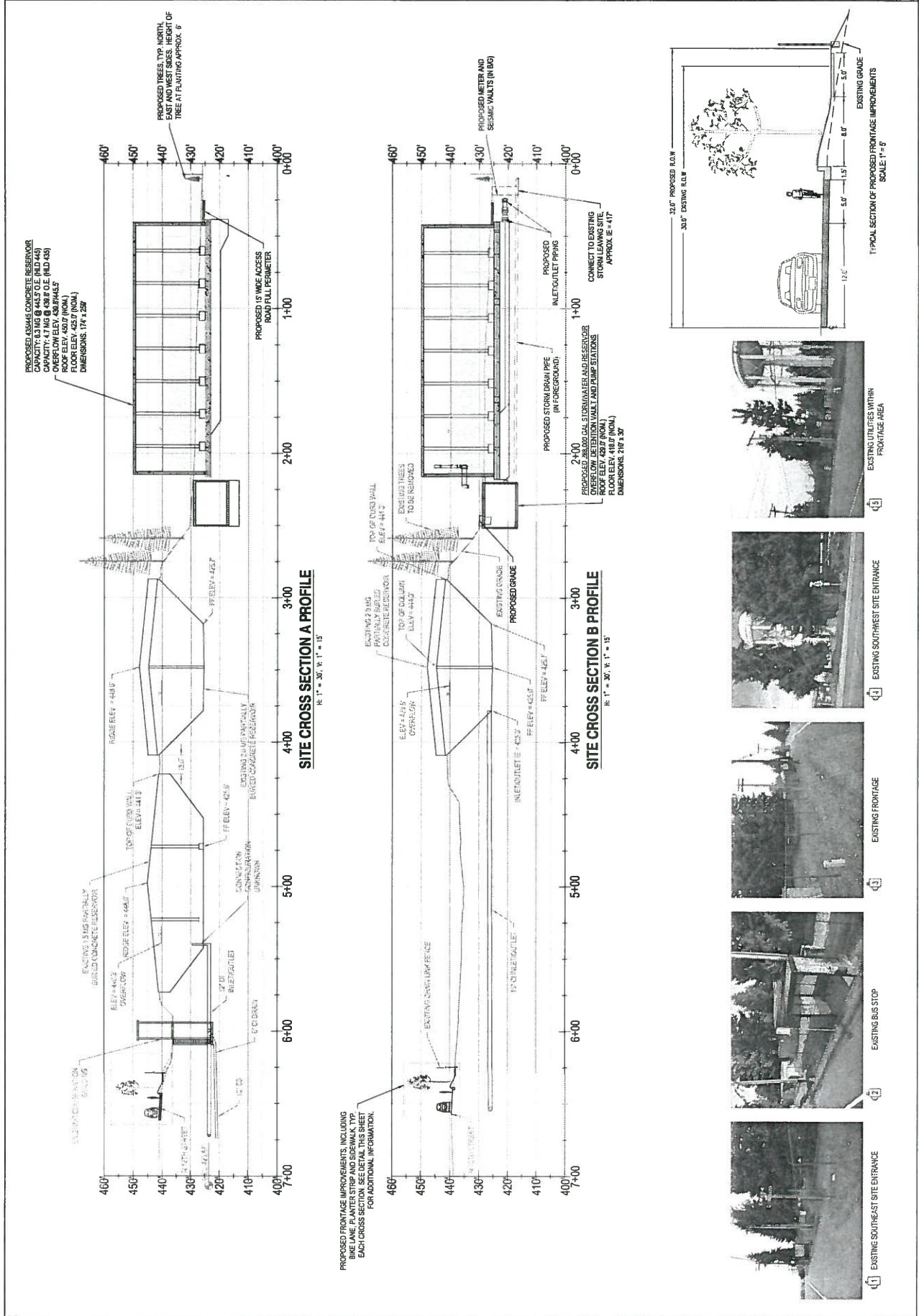
**Rendering of Proposed Backup Generator With
Property and Site Frontage Landscaping**

Note: Artistic rendering intended to show general nature of site conditions following proposed improvements. Actual conditions may vary.



W. H. H. H. H.





M E M O R A N D U M

DATE: December 8, 2015

TO: Kris Sorensen

CC: Abdoul Gafour
Vicki Glover
Bob Mahn

FROM: J.D. Wilson

SUBJECT: **Highlands Reservoir and Emergency Generator Replacement Project - Code Modification Request**

Code Modification Request: RMC 4-6-060 Public Street Right-of-Way Design Standards

The Water Utility requests a modification of City Code RMC 4-6-060 Street Standards regarding right-of-way dedication and street frontage improvements related to the Highlands water reservoir project. In accordance with RMC 4-9-250D Modifications Procedures, this request for code modification is necessary because of practical difficulties in carrying out the provisions of the standards, and also because the standards in the code are in conflict with recently City-adopted street standards for the Sunset Area.

Project General Narrative

Location: The project is located within a 4.7-acre of City-owned property at 3410 NE 12th Street, Renton, King County parcel no. 0423059186.

Current use of property: The site is currently used for City's drinking water facilities and also for public and private telecommunication antenna base stations. Existing structures on the site include a 750,000-gallon elevated water storage tank, a 2 million-gallon and a 1.5 million-gallon partially buried concrete water storage tanks, a booster pump building, a re-chlorination building, a metal shed housing an emergency electrical generator, underground water transmission mains, storm drainage pipes, and several concrete pads for public and private telecommunication equipment.

Proposed improvements: The proposed improvements consist of the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank along with the replacement of the emergency generator, site utilities and relocation of existing telecommunication equipment pads.

The project also includes roadway improvements along the property frontage on NE 12th St along with off-site and on-site landscaping required for the project.

Code Modification Request

Per RMC 4-6-060, street frontage improvements (i.e.: curb, gutter, planting strip and sidewalk) along NE 12th St will be required for the project. Due to the current designation of NE 12th St as an arterial street, an additional 15.5-ft of right-of-way dedication is required for

half-street improvements. The current r/o/w width of NE 12th St is 60-ft and the code requires a 91-ft r/o/w width to accommodate 4 lanes of traffic with 8-ft planter strips and 8-ft sidewalks.

Practical Difficulties with Current Code and Standards

The current standards create practical difficulties for compliance for the following reasons:

1. There is an existing water pump station building located 8 feet north of the existing north r/o/w line. The pump station is a critical water facility that must remain operational during and after the construction of the new reservoir. It is anticipated that a new pump station will be constructed about 20 years after the completion of this new reservoir. The future pump station will be located further into the site after as the removal of the 2 existing old reservoirs. As such, the dedication of the additional 15.5-foot of r/o/w along with the construction of an additional lane will cause extreme difficulty and hardship to the Water Utility and will conflict with the operation and maintenance of the existing pump station.
2. There is also an existing chlorination building about 17 feet north of the existing r/o/w line. For the same reason as the above pump station, the chlorination building must remain in place until a new chlorination facility is constructed with the future pump station.
3. There are 3 electrical power transmission lines and poles along NE 12th St, 2 are located within the existing r/o/w and 1 about 5 feet north of the r/o/w. It would be impractical and very costly to have the poles and transmission lines relocated to accommodate the construction of an additional lane of traffic.

Conflict with Adopted Streets Standards for Sunset Area

The City has recently adopted streets standards for the Sunset Area (please refer to CED map for Proposed Sunset Area Street Classification). The proposed street classification map identifies a 60-ft r/o/w width for NE 12th St from Edmonds Ave NE to Monroe Ave NE. The proposed cross-section for a complete street shows 2 10-ft lanes, with 6-ft parking strips, 8-ft planters and 5-ft sidewalks. These improvements fit within the existing 60-ft r/o/w; therefore no additional r/o/w dedication is required.

The current code is in conflict with the recently adopted street standards for the Sunset Area. As such, the off-site improvements for the reservoir project site which is about 150 feet east of Monroe Ave should be consistent with the recently adopted street standards for the Sunset Area.

Proposed Alternative Method of Compliance

The Water Utility proposes the following street frontage improvements which are consistent with the Sunset Area Street Classification

Lane width (one-lane for half-street)	10 feet
Parking lane	6 feet
Curbing	0.5 feet
Planting strip	8 feet

Sidewalk	5 feet
Total for r/o/w for half-street	29.5 feet
Existing r/o/w width (half-street)	30 feet

The Water Utility has received the concurrency from the Transportation Department for the design and construction of the off-site improvements based on the above alternative method (please refer to attached e-mail from Bob Mahn dated 10/21/14).

We are requesting the following modifications to RMC 4-6-060:

1. Waiver of additional right-of-way dedication because the proposed improvements will fit in the existing 60-ft r/o/w.
2. Waiver of design standards for an arterial street with 91-ft r/o/w width because the proposed improvements are consistent with the City adopted street standards for the Sunset Area and for a 60-ft r/o/w width for NE 12th St.

Our request and justification meet the City's criteria for code modification per RMC 4-9-250D as follows:

1. The proposed street improvements meet the City's proposed roadway standards for the Sunset Area and conform with the intent and purpose of the Comprehensive Plan.
2. The requested modification is consistent with the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element.
3. The proposed improvements will meet the objectives and safety function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment. The City's Transportation Department has supported the request.
4. The requested modification will not be injurious to other properties in the vicinity of the project.
5. The requested modification and proposed improvements conform to the intent and purpose of the code.
6. The request is justified for the use and situation intended. It will allow existing City water facilities to remain in place and be operational for public health, safety and fire protection.
7. The request will not create adverse impacts to other properties.

Please let us know if you have any questions or need additional information and thank you for your consideration on this matter.